

Highway Response

Ref: 25/0375

Date: 01/09/25

PROPOSAL: ERECTION OF A 66NO. BEDROOM CARE HOME (USE CLASS C2) FOR OLDER PEOPLE WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND ANCILLARY BUILDINGS

SITE: Land Formerly Known as Whitehead Works Mendalgief Road Newport South Wales

Case Officer: Adam Foote

Highway Officer: Kevin Jackson

Highway recommendation:

No objection, subject to conditions.

Highway Comments:

The layout provides appropriate levels of parking of all types. Cycle parking however is not detailed, and it is not clear if it is appropriately proportioned and enclosed. Provision for staff and residents requires a higher quality of provision than visitor facilities do. This should be addressed via condition.

Scooter and cycle charging facilities should be considered for this use, but there are no standards or policies to be enforced. They could be associated with the cycle parking.

Electric vehicle charging is proposed but not detailed beyond number and location. This should be addressed via condition.

Access details do not include details of gates. For the avoidance of doubt no gates would be supported unless set back at least 5m behind highway boundary.

Visibility splays have not been shown, but the proposed layout is anticipated to provide sufficient visibility.

Suggested conditions:

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

The dwelling/unit shall not be occupied until a means of vehicular access and access for pedestrians and cyclists has been constructed in accordance with the approved plans.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety.

Any gate or other form of barrier across the access shall be positioned at least 5 metres back from the nearside edge of the highway boundary of Walker Point Way and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

The development shall not be brought into use until the areas indicated on the submitted plans to be set aside for parking and servicing have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown in drawing number NP20 2NW A-03. The parking and servicing areas shall be retained as such thereafter.

Reason: To ensure that adequate provision is made on the site for the traffic generated by the development, including allowance for safe circulation, manoeuvring, loading and unloading of vehicles as well as parking, and that hard-surfaced areas have a satisfactory appearance.

Except for site clearance and remediation> No development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General

Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority.

The method statement shall include, but not be limited to:

Construction traffic routes, including provision for access to the site
Entrance/exit from the site for visitors/contractors/deliveries
Location of directional signage within the site
Siting of temporary containers
Parking for contractors, site operatives and visitors
Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction
Temporary roads/areas of hard standing
Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements
Storage of materials and large/heavy vehicles/machinery on site
Measures to control noise and dust
Details of street sweeping/street cleansing/wheelwash facilities
Details for the recycling/disposing of waste resulting from demolition and construction works
Hours of working
Phasing of works including start/finish dates

For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway.

The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

The development shall not be occupied until the owners and occupiers of the site have appointed an on-site Travel Plan Representative responsible for liaison with the Council's Smarter Travel Choices Team and internal communication and dissemination of materials and information related to the Council's Town Centre Travel Plan. The details (name, address, telephone number and email address) of the Travel Plan Representative shall be notified to the Local Planning Authority upon appointment and immediately upon any change

Reason: To ensure that the approved Town Centre Travel Plan is implemented, in order to establish sustainable, non-car modes of transport.

A scheme for the provision of electric vehicle charging points, or passive provision, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

Informative Notes:

Street name and/or property numbering is required as part of this development. Developers are required to contact the Council who are the street naming and property numbering authority to arrange for addresses to be attributed to the development. Developers or property owners cannot attribute property numbers or addresses themselves. In the first instance, the applicant is required to contact the naming/numbering department for further details. Please note there is a fee for this process which shall be advised upon application.

It is an offence to carry out any works within the public highway without permission of the Highway Authority. The grant of planning permission will require the applicant to enter into a S278 /s111 Agreement with the Council as Highway Authority. The applicant is advised to contact the Council's Traffic Management Team to ascertain the details of such an agreement and the information to be provided. For the avoidance of doubt all works shall be carried out at nil cost to the Council.